

**Rif: MCH001****Stone Farmhouse with Land****Euro 125000****Montechiaro d'Acqui**

In the hills of the Monferrato of Acqui one finds this enchanting farmhouse made entirely of stone. The secluded location is a guarantee of complete privacy. The ancient house is set on the slope of a hill looking onto the village of Montechiaro and the hills that surround it. The property is accessed on an unpaved private road and includes in addition to the house more than 4 hectares of land comprising meadows and woods.

The habitable section of the house is made up of the kitchen, a sitting room and a bathroom on the ground floor and two bedrooms and a balcony on the upper floor. The formerly agricultural section of the farmhouse comprises a stable and a hayloft. A cellar is present in the basement. The house is in need of comprehensive restoration while its roof has been remade recently and water and electricity are available.

The property includes a 6-meter deep artesian well and a canopy for wood storage. The surrounding land is sloping but not steep, suitable for a range of cultures, for horse keeping or a camp site.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Altitudine:	400 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto
Orientamento Facciata Principale:	Nord-est
Grado Di Luminosità:	Normale
Grado Di Silenziosità:	Silenzioso
Utenze:	Acqua, Elettricità
Superficie Totale Mq:	292
Superficie Abitabile Mq:	222
Classe Energetica:	G - 482, 45 Kwh/mq anno
Tipo Di Riscaldamento:	Senza riscaldamento

Accessibilit�:	strada privata
Altre Caratteristiche:	Cantina, Fienile, Balconi, Caminetto, Pozzo, Giardino
Opportunit� Turistiche In Zona:	Trekking, Mountain-bike, Enogastronomia
Terreno Mq:	40820
Morfologia Terreno:	Collinoso
Tipo Di Terreno:	Terreno generico
Orientamento Terreno:	Nord-est
Autostrada:	54 km
Primo Centro Abitato:	3,3 km
Mare:	50 km
Aeroporto:	85 km
Numero Stanze:	6
Numero Di Piani:	2

